

32-65-3

39-0-25-C ✓

TRANSFER  
TAX  
PAIDWARRANTY DEED  
Joint Tenancy

006022

KNOW ALL MEN BY THESE PRESENTS,

THAT, **FSD ASSOCIATES, INC.**, a Maine corporation organized and existing under the law of the State of Maine and having its principal place of business in Waterville, County of Kennebec and State of Maine, in consideration of ONE (\$1.00) DOLLAR and other valuable considerations paid by **LEO W. DONAHUE and MARGUERITE L. DONAHUE**, whose mailing address is 3 Evergreen Drive, Waterville, Maine 04901, the receipt whereof it does hereby acknowledge, does hereby **give, grant, bargain, sell and convey** unto the said **LEO W. DONAHUE and MARGUERITE L. DONAHUE**, their heirs and assigns forever in joint tenancy and not as tenants in common, the following parcel:

THE UNIT known and designated as Unit #3 in RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM, located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat by Webster, Baldwin, Rohman, Day and Czarniecki, Architects/Engineers, entitled "Ridgewood East Townhouse Condominiums" dated November 18, 1986 and filed in the Kennebec County Registry of Deeds in Plan File #E-87017. Specific reference is made to the RIDGEWOOD EAST TOWNHOUSE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated January 28, 1987 and is recorded in said Registry of Deeds in Book 3101 at Page 308, and the same is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the unit (and the other units in the condominium), as Exhibit D to the Declaration, are recorded in said Registry in Plan Files #E-87018, E-87019 and #-87020.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said **LEO W. DONAHUE and MARGUERITE L. DONAHUE**, their heirs and assigns, to them and their use and behoof forever.

AND it does **covenant** with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, **except as aforesaid**, that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors and assigns shall and will **warrant and defend** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, it, the said **FSD ASSOCIATES, INC.**, has caused this instrument to be sealed and signed in its corporate name by **ROBERT NARDI**, President, thereunto duly authorized, this 18th day of MARCH, 1987.

Signed, Sealed and Delivered  
in the presence of

FSD ASSOCIATES, INC.



*Juan E. Wheeler*

*Robert F. Nardi*  
Robert Nardi  
Its President

State of Maine  
County of Kennebec, ss.

3/18, 1987

Personally appeared the above named Robert Nardi, President of said FSD ASSOCIATES, INC., as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his capacity, and the free act and deed of said corporation.

Before me,

*Juan E. Wheeler*  
Notary Public

Commission expires  
3/24/92

DUANE E. WHEELER

RECEIVED KENNEBEC SS.

1987 MAR 20 AM 9:00

RECORDED FROM ORIGINAL

